

BURIEN BUSINESS AND
ECONOMIC DEVELOPMENT PARTNERSHIP (BEDP)

MEETING MINUTES

Date: April 27, 2007

Time: 7:00 – 8:30 AM

Members Present: Harvey Aulgur, Rick Cosgrave, Nancy Damon, David Elliott, Bob Ewing, Geri Fain, Kevin Fitz, Michael Goldsmith, Jim Hughes, Mark Minium, Doug Moreland

Excused Absentees: Mary Averett, Karen Lautermilch, Jane Voget

Staff: Mike Martin, City Manager, Dick Loman, Economic Development Manager, Janet Stallman, Department Assistant, City Manager's Office

Guests: Mayor Joan McGilton, Councilmembers Gordon Shaw and Lucy Krakowiak, Marco Milanese, Port of Seattle

Call to Order: Meeting opened at 7:00 a.m. by Kevin Fitz, Chair.

Minutes: The Minutes from April 13, 2007, were approved as recorded.

Chair's Report – Kevin Fitz

Kevin acknowledged being re-elected to serve as Chair for the coming year, and said that he was happy to serve again. He mentioned the challenges ahead with the projects in Burien, but mentioned that it is exciting to see things get underway. Kevin welcomed Mayor McGilton and Councilmembers Shaw and Krakowiak. He mentioned that we were unable to schedule Beth Hammonds, Director Adult Services, of Highline-West Seattle Mental Health in Burien to come to this meeting, but that we plan to have her come to our next meeting.

City Manager's Report – Mike Martin

Dick Loman reported that Parcel 1 closed on Monday. Demolition is moving forward. The PSESD building is now under demolition, and will probably be gone within 3 weeks. The City received \$1.8M on the sale to Urban Partners. We will also receive \$1.4M that the Housing Authority has been keeping for us in connection with the rents at Lora Lake Apartments.

There are over 1,000 people on the information list for condos. Dani Kirkland, the retail leasing agent, reports the response for retail space has been tremendous. Seven letters of intent are currently being completed.

Mike Martin reported on very positive news this week. Burien did very well this year at the legislature. Following is a summary of monies awarded to various projects: \$1.1M was secured for the northern 2,000 feet of the Seahurst Seawall. Dave Upthegrove was crucial in helping us secure this funding.

\$500,000 was secured for upland work at Seahurst Park.

\$1.6M was secured for a parking structure on the north side of the library/city hall. The structure will allow for 120-140 spaces; one level will be below grade; one on-grade.

HB1139, which would have provided Seattle more money than Burien should they annex North Highline, died.

We continue to work at the federal level to secure funds. For the Town Square project, we are working to fund a low impact stormwater management system. This is a way of catching, collecting, and draining water. This has a good chance of moving forward.

We also continue to work with the Port of Seattle on the FAA Reauthorization Bill, which would give us money to redevelop the Northeast Redevelopment Area (NERA). This could include new infrastructure, planning, roads, or other things. It would have to be formally adopted at the federal level before this is a reality.

The Lora Lakes Apartments are scheduled to come down. They should be vacated in July. We are working on a joint RFQ with the Port to encourage timely development of this site.

Ed Oberg, our Interim Finance Director, did a thorough review of the City's financial picture. The City is in good financial shape. We have a better understanding of the overall financial picture as we move forward.

Annexation update: Four briefs were filed – one each by Burien, Seattle, Tukwila, and King County, each wanting a different outcome. It will be July before we know what the Growth Management Board will decide. Many outcomes are possible.

Questions and Answers

Q. Do the citizens in North Highline have a say in this? **A.** Annexation cannot occur unless they vote for it.

Q. Will the parking structure have a rooftop on it? **A.** No, it's open air. We are considering preparing the site so that a third story could be added at some point.

Discover Burien Report – Doug Moreland

Clean Sweep is at 8AM tomorrow. Meet at the Fire Station. A continental breakfast and hot dog lunch will be provided. We hope this board will be well-represented at the event.

Discover Burien had a very successful retreat a couple weeks ago for its Board. Discover Burien is in the process of remaking itself. There may be a different organizational framework that is better suited to carry out its work. This organization has done a lot of very positive things in the community, and that will continue. The group is vital as one element of many that contribute to the economic success of Burien.

Discover Burien is heading in a new direction, and everyone involved wants to move forward. Jim Hughes & Nancy Damon thanked the City for paying for the retreat. They indicated that it was very positive, and that members were feeling reenergized and focused after attending.

First Avenue South – Kevin Fitz

Kevin met about three weeks ago with Steven Clark, Public Works Director, and Bruce McPherson, Consulting Engineer, who is working with Public Works to manage the project. Kevin was heartened that the company they have hired seems sincere and is out on the street trying to put the fires out. This project will continue to be problematic as it turns north. The intersection of 148th Street and 1st Ave. S. will be a challenge.

Frustration was expressed regarding issues around keeping driveways open, signage being visible for driveways, and the width of the opening of driveways due to cone placement. The phone number for calling Discover Burien to get help regarding construction issues is not being answered.

Mike Martin suggested that a small group of people sit down with he, Steve Clark, Bruce McPherson, the contractor and relevant subs. If specific concerns are provided, we can address them through this forum. Mark Minium and Harvey Aulgur will participate in the meeting. Mike will schedule it with them for Monday or Tuesday next week.

Steve Clark and Bruce McPherson arrived to join the discussion, and gave a brief update on the project. Bruce McPherson provided his phone number to the group, to make sure they could contact him when specific issues arise.

160th Street is going to be difficult. The general public needs information, but also needs to be patient. There will be delays. Bruce McPherson is trying to knock on doors, trying to communicate with businesses. A written update goes out once a week. Steve Clark is out talking to businesses once a week. Information is on the City's website.

Q. Is this a more difficult construction project than others? **A.** Except for traffic controls as it relates to the businesses, this is not an atypical construction job, but it is complicated due to the number of utilities involved.

Q. Because of traffic that is using 4th Ave. SW rather than 1st Ave. S., the intersection at 4th & 152nd gets really backed up with cars wanting to turn left on 152nd Street. Could you look at putting a temporary no left turn during the morning and evening commute hours? **A.** Steve Clark will look into the situation.

Member Background Discussion

This has been deferred to the next meeting.

Traffic Impact Fees

We will choose a subcommittee at the next meeting.

Future Agenda – Partnership

Next Meeting May 11, 2007, 7:00 a.m. – INTERIM CITY HALL

Round the Table

Mark Minium – Happy to be here; would request that new business startups be announced at this group.

Doug – Looking forward to a successful clean sweep tomorrow.

Nancy – One of our members is hosting a simulcast site for discussion of, “The Influence Index, Increasing a Leader's True Value.” The Southwest King County Chamber is coordinating the Burien 4th of July Parade this year. Let Nancy know if you have groups wanting to participate

Harvey – Looking forward to being part of the solution on 1st Ave. S. project.

Michael – Business is very good; thanks for the support. It has been great coming to Burien.

Dick – Burien Hotel RFQ: We would like two people from BEDP to participate in the selection of the new developer. I will email an electronic copy of this for you to pass on to interested parties. We also have a final draft of the transit-oriented development (TOD) RFQ, developed with the County and Metro. We will need two people to sit on that selection committee, as well. This won't require much time. Staff will narrow the list of potential developers to two or three, before the final selection committee makes a final decision. The Hotel will bring in \$100M of risk capital. It will take a fairly sophisticated organization with deep pockets to pioneer the first hotel outside of SeaTac or Tukwila. We need an organization with both the experience and financial resources to pull this off.